

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - December 8, 1971

Appeal No. 11010 Col. Joseph R. Sipper, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried unanimously, the following Order of the Board was entered at the meeting of December 14, 1971.

ORDERED:

That the appeal for a variance from the requirements of Section 7201.3 to permit waiver of one (1) off-street parking space for conversion of nonconforming book store to apartments at 2531 P Street, N. W., lot 804 in Square 1264 be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is improved with a book store and apartment above.
3. Appellant requests permission to convert building into three (3) apartment units which would require a variance from Section 7201.3 to permit waiver of one off-street parking space.
4. Appellant stated that if granted permission to convert the building to apartments in his opinion would be attractive to the residents living in the area.
5. The appellant stated that there will be three apartments in the building; two efficiencies and one duplex.
6. At the public hearing the Georgetown Citizens Association felt that it was a good thing to turn the building back to a conforming use.

OPINION:

We are of the opinion that appellant has not proved a hardship within the meaning of the variance clause of the Zoning Regulations

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and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

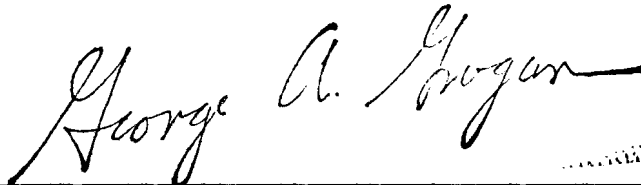
Further we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

It is felt that converting to a conforming use is an excellent idea, however, we are of the opinion that the building should not contain more than two apartments.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

A handwritten signature in cursive script, reading "George A. Grogan", written over a horizontal line.

GEORGE A. GROGAN  
Secretary of the Board

April 21, 1972